

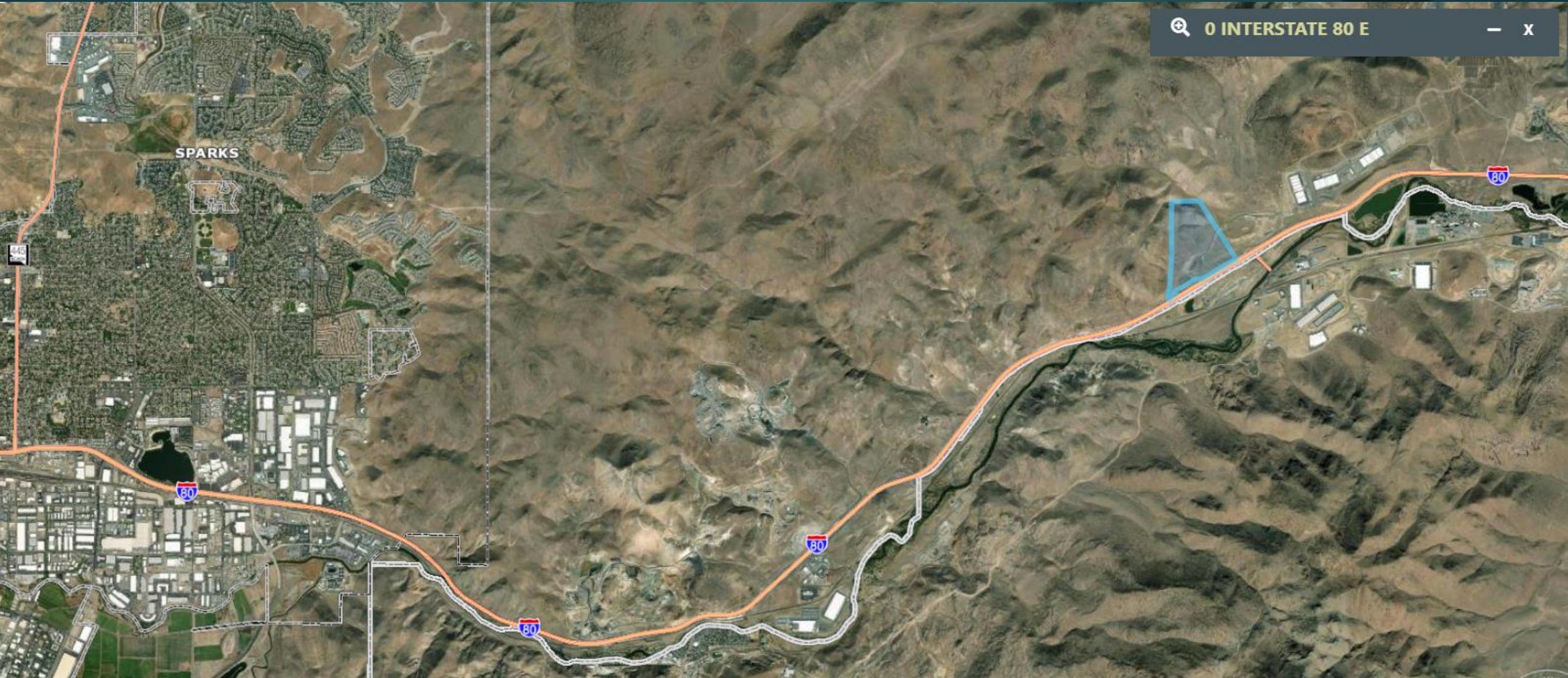
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

RENO TECHNOLOGY PARK FIRE STATION SPECIAL USE PERMIT (WSUP23-0031)

BOARD OF ADJUSTMENT
NOVEMBER 2, 2023



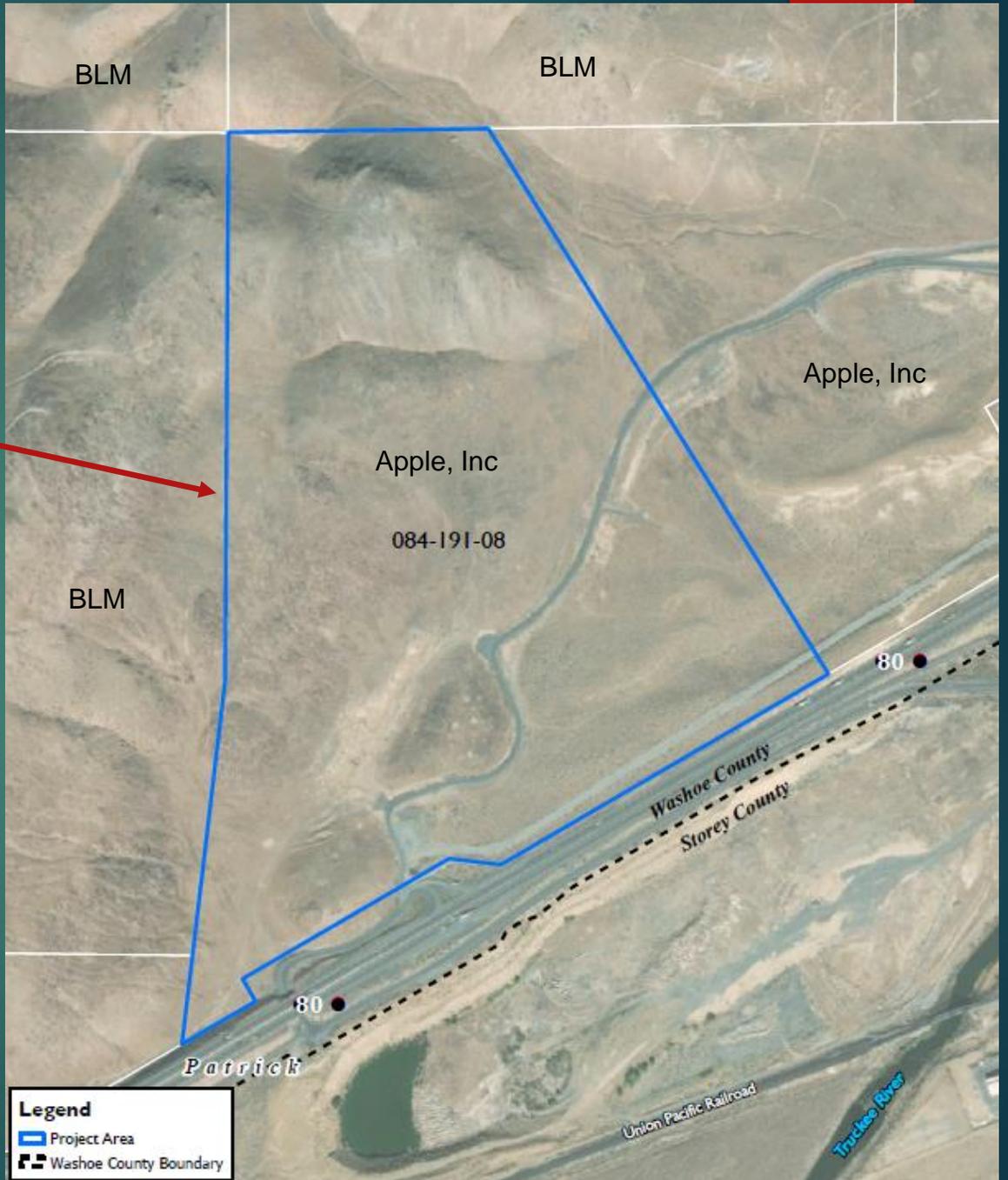
- ~180-acres located along Interstate 80 near Patrick; adjacent to Apple Datacenter Facility
- Supports new modern station that will better serve Truckee Canyon/Interstate 80 area



Project Location



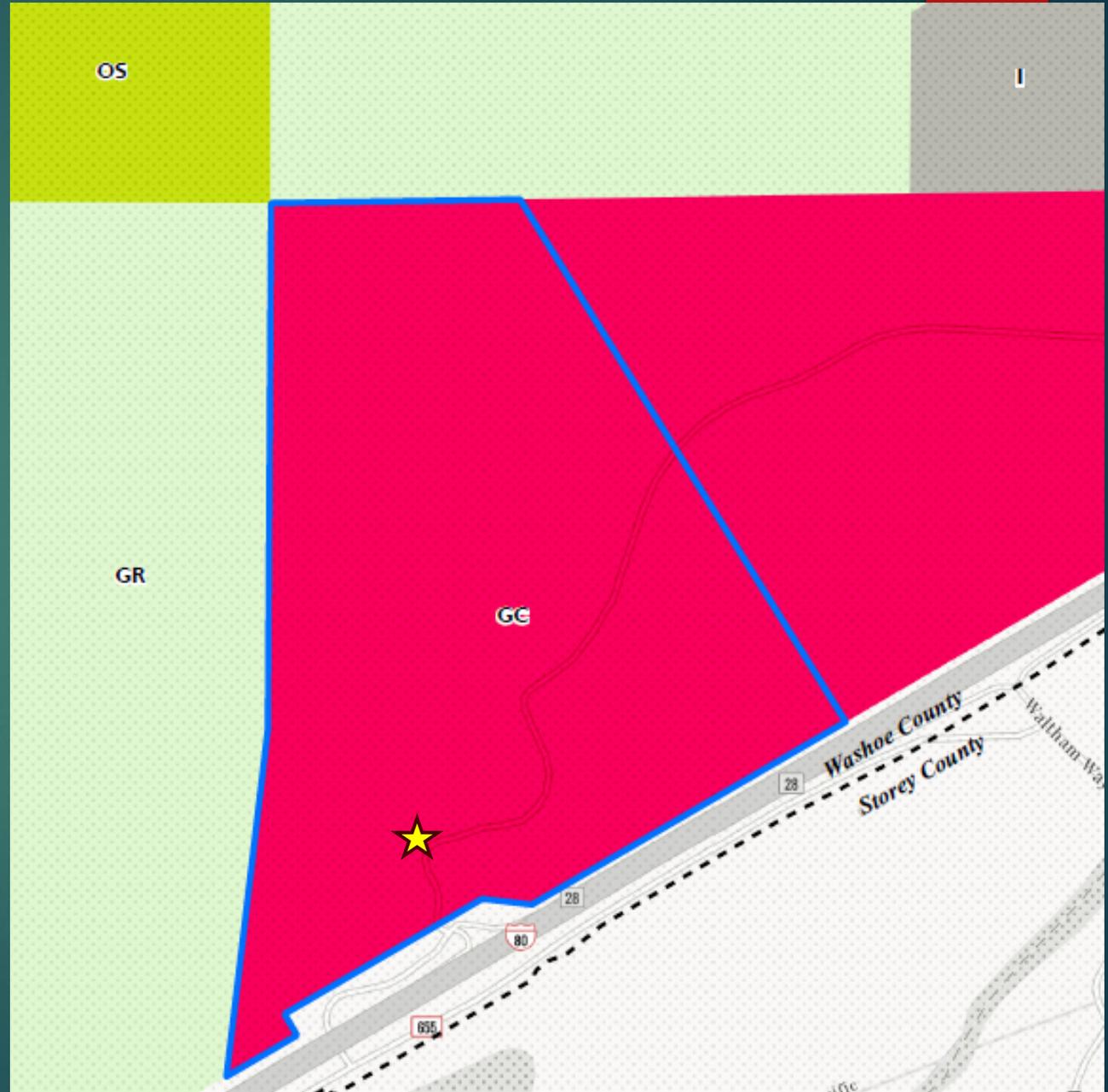
- Surrounded by BLM on south & west, Apple to north, Interstate 80/Storey County to south
- Access via Patrick Interchange via Reno Technology Parkway
- Reno Technology Park Development Agreement adopted in 2017; contemplated New Fire Station



Project Location

Zoning – General Commercial (GC)

- SUP for Safety Services on property zoned General Commercial



Project Request

- Fire station planned on ~3.2 acres
- Oriented with main access facing east for easy access to I-80 via Reno Technology Parkway/Patrick Interchange
- Station designed with vehicle circulation around building
- New drainage channel routed around perimeter
 - Connects to existing culvert that drains under Reno Technology Parkway



Site Design

- ~13,900 sqft fire station
 - Single Story Building
 - Residential quarters accommodate 6 on-duty crew plus Captain
 - Apparatus bay accommodates 6 vehicles in three large bays
- Ancillary buildings for equipment storage
- Multiple parking areas for employees and guests (27 stalls; 3 ADA)



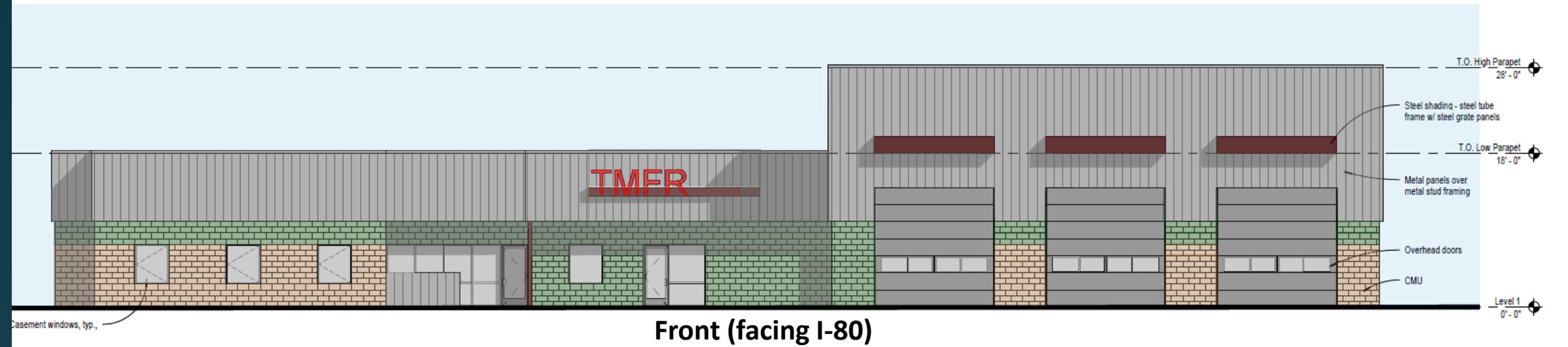
Site Design

- ±10,980 sqft of landscape treatments
 - Landscape and hardscape that complement the area
 - Strategically located drought tolerant trees & shrubs
- Trip Generation
 - 70 ADT; 7 PM Peak
 - No significant impacts
- Utilities
 - On-site well for water; On-site septic system
- Lighting
 - limited to building/parking areas
 - 12' tall max; meets "Dark Sky" standards

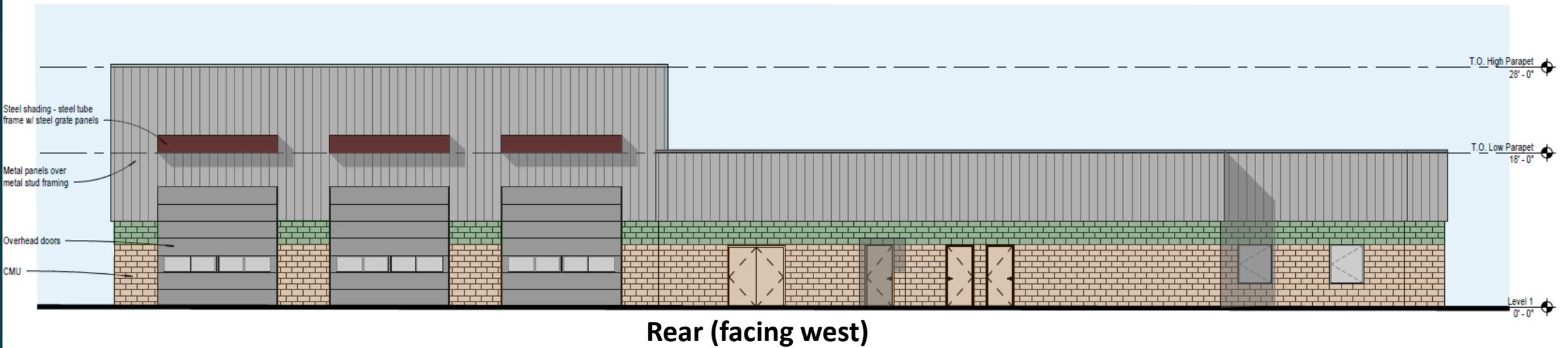


Site Design

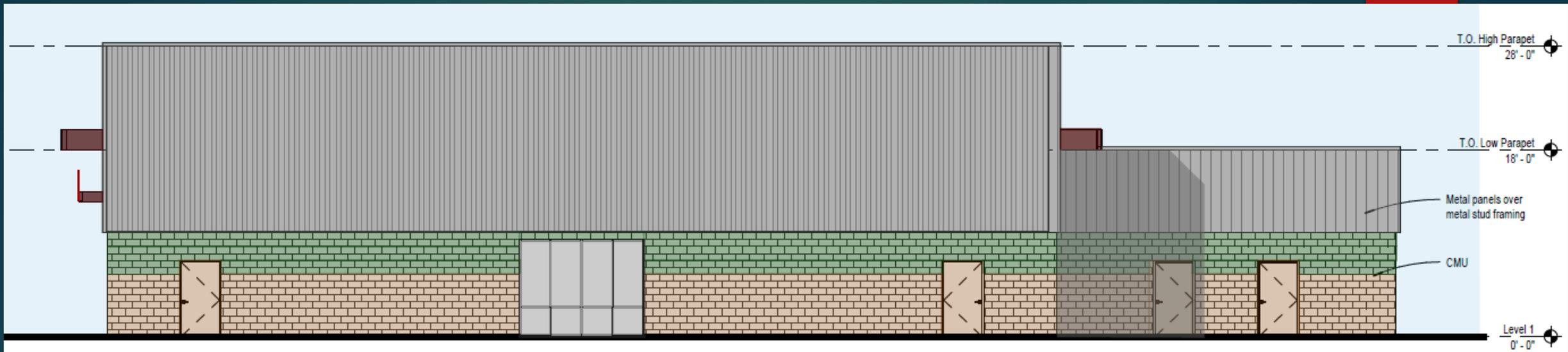




- ~13,600 sqft single story structure with three apparatus bays, admin offices, crew quarters
- Building height varies; 18' tall residential & living quarters; 28' tall apparatus bay
- Concrete masonry building with accents and details of prefinished metal panels with complementary colors representing vegetation and landforms in the area
- Building designed with front door (public access) oriented toward I-80 with secondary access available on south side



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North Elevation



South Elevation

Questions?

